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14 March 2023

## PLANNING COMMITTEE

A meeting of the **Planning Committee** will held on **Wednesday, 22nd March, 2023** in the Buckland Athletic Football Club, Kingskerswell Rd, Newton Abbot, TQ12 5JU at **10.00 am**

PHIL SHEARS  
Managing Director

Membership: Councillors Goodman-Bradbury (Chair), J Petherick (Vice-Chair), Bradford, Clarence, Colclough, H Cox, Dewhirst, Hayes, J Hook, Jeffery, Kerswell, MacGregor, Nuttall, Nutley, Parker, Peart and Russell

Substitutes: Councillors Austen, Daws, Haines, Jeffries, Phipps and Connett

**Please Note:** Filming is permitted during Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. This meeting will be livestreamed on Youtube. By entering the meeting's venue you are consenting to being filmed.

## **Public Access Statement**

### **Information for the Public**

There is an opportunity for members of the public to speak on planning applications at this meeting. Full details are available online at [www.teignbridge.gov.uk/planningcommittee](http://www.teignbridge.gov.uk/planningcommittee).

Please email [comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk) or phone 01626 215112 to request to speak by **12 Noon** two clear working days before the meeting.

This agenda is available online at [www.teignbridge.gov.uk/agendas](http://www.teignbridge.gov.uk/agendas) five clear working days prior to the meeting. If you would like to receive an e-mail which contains a link to the website for all forthcoming meetings, please e-mail [comsec@teignbridge.gov.uk](mailto:comsec@teignbridge.gov.uk)

General information about Planning Committee, delegated decisions, dates of future committees, public participation in committees as well as links to agendas and minutes are available at [www.teignbridge.gov.uk/planningcommittee](http://www.teignbridge.gov.uk/planningcommittee)

The Local Plan 2014-2033 is available at <https://www.teignbridge.gov.uk/media/1669/local-plan-2013-33.pdf>

## **A G E N D A**

### **PART I**

**(Open to the Public)**

6. Planning applications for consideration - to consider applications for planning permission as set out below. (Pages 3 - 4)

**Planning Committee – Tuesday 22 March 2023**

**Late representations/updates**

Item No.	Description
6.a	<p>22/02223/HOU - Dainton Folly Dainton                      Single storey rear extension, rear dormer, replace first floor glazing on front elevation with rooflights and provide a new pitched roof over existing garage/store</p> <p>No updates received</p>

Item No.	Description
6.b	<p>22/00116/ENF - Land at Stancott Farm, Chudleigh                      Alleged unauthorised siting of two residential caravans</p> <p>The site owner has confirmed that they intend the residential use to cease relatively shortly – within 6-8 weeks. They have questioned the expediency of taking enforcement action in light of the planning history at the site and the current application to facilitate barn conversions at the site.</p> <p>They suggest the use of the land will be lawful once permissions are in place but Officers consider this is only the case once works have commenced on the conversion of the barns.</p> <p>Discussions to date and the site planning history would suggest that the owner wishes to pursue redevelopment of the site and that the Barn conversion Prior Approvals are a fall back only.</p> <p>In either case it is necessary for all requirements of the GPDO, including the Habitat Regulations to be satisfied for residential occupation of the land to be lawful.</p> <p>The owner is aware of the Habitat Regulations considerations of the site and how they interrelate with the GPDO.</p> <p>Although it appears that in a relatively short period of time the owner will have somewhere to move to, in this instance it is still recommended that authorisation for enforcement action should be given at the Committee Meeting.</p> <p>However, officers advise serving the notice should be delayed until the end of April 2023 to allow works to be completed on the new house and to see if the unauthorised residential use ceases. If not then an Enforcement Notice should be issued with the recommendation of officers that a 6 month period should be given to find alternative accommodation in the interest of clarity for all and mindful of possible impacts on protected species.</p> <p>Reference is made to Human Rights issues. As part of the enforcement process this is taken into consideration through, amongst other matters,</p>

allowing a reasonable (proposed 6 months) period for the use at the site to cease.

For the reasons set out above a revised recommendation is as follows

*“The Committee is recommended to resolve that if the unauthorised residential use has not ceased, and the caravans have not been removed from the land by the end of April 2023:*

*To serve an Enforcement Notice requiring that the owner:*

- i) cease using the caravans for residential purposes, and*
- ii) remove the caravans from the land.*

*The compliance period for both is recommended to be six months.”*